



Creting St. Mary  
Guide Price £1,000,000







**\*\* PLANNING PERMISSION FOR AN ADDITIONAL DWELLING \*\***

Nestled amidst the serene splendour of the Suffolk countryside, this unique offering presents an exceptional chance to acquire a substantial detached bungalow, beautifully sited on an expansive plot that approaches a generous 6 acres. Commanding an elevated position, the deceptively spacious property boasts breathtaking panoramic views that sweep across the Gipping Valley, creating a picturesque backdrop for both living and entertaining.

This idyllic retreat is perfectly tailored to families, developers, and those with equestrian interests, as it provides the perfect canvas for a variety of lifestyles. Its generous landholding not only offers the scope for a smallholding but comes with full planning permission for the creation of an additional new detached residence, measuring approximately 2200 square feet.

Equestrian facilities are a standout, with 9 stables, a menage, hay barn, and tack and feed storage all on-site, ready to fulfil the dreams of horse lovers.

The home is a haven of space and light, featuring a welcoming reception hall that leads to four well-appointed bedrooms, including a principal with an en-suite, ensuring privacy and tranquillity. The spacious living areas comprise a bright sitting room, a formal dining room, and a commodious kitchen/breakfast/family room that acts as the heart of the home, perfect for family gatherings and culinary adventures. A utility room, cloakroom, and a well-equipped family bathroom complete the picture of domestic bliss.

Additional structures include a versatile former garage and carport, now repurposed as office space, and a detached barn for additional hay or machinery storage. Additionally, there is full planning permission to replace the existing stables with a stylish detached barn-style single-storey home of which the plans are available on the Mid-Suffolk planning portal reference: DC/23/02399.







With such versatility, ample amenities, and the promise of panoramic vistas, this deceptively spacious home is not just a living space but a canvas awaiting your vision. Embrace the opportunity to craft your dream country retreat or embark on an exciting development venture in this slice of Suffolk splendour.

Position: situated in an elevated position within Creting Hills which forms part of the village of Creting St Mary which is ideally located for the A14. Amenities within the extended village include a popular local primary school, community centre and local Parish Church. The nearest shopping facilities are available within the small town of Needham Market which is approximately 1.5 miles to the west. Other nearby towns include Stowmarket which is approximately 4 miles to the north-west, Woodbridge 13 miles to the south-east, Debenham 10 miles to the east, Bury St Edmunds 16.5 miles to the west and the county town of Ipswich is approximately 10 miles to the south-east. From Needham Market, Stowmarket and Ipswich there are mainline rail connections to London Liverpool Street with a journey time of approximately 1hr 10m from Ipswich and 1hr 30m from Stowmarket, with Stansted Airport approximately 1 hour 10 minutes away.



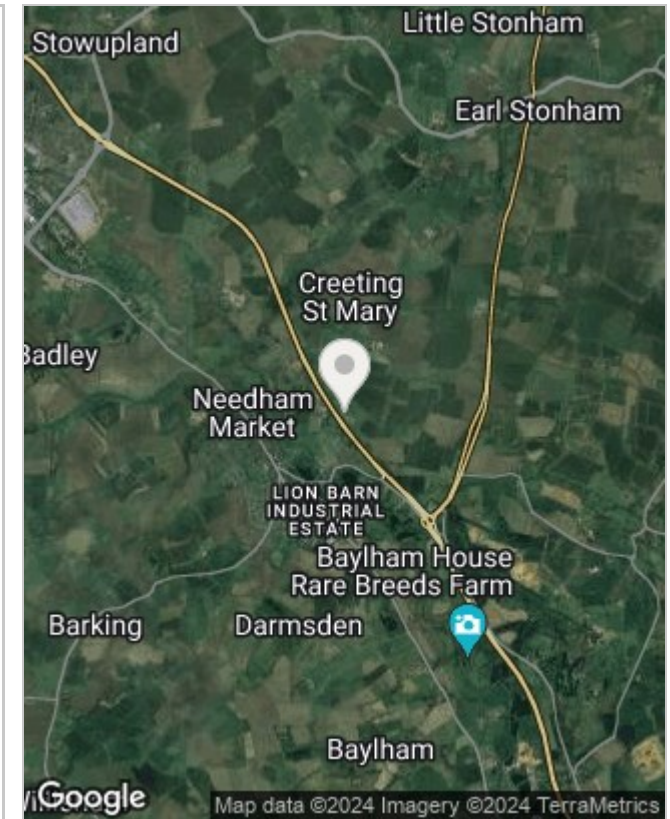




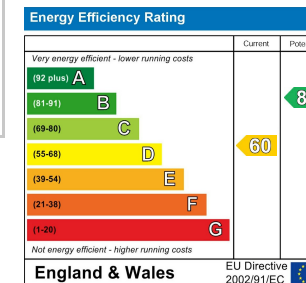
## Floor Plans



## Location Map



## Energy Performance Graph



**Agents Notes:**

- Tenure - Freehold
- Council tax - Band B
- Services - Electric/private drainage/water
- Heating - Radiators via Oil
- Mobile - All networks cover indoor
- Broadband - Standard is available

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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